

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$58,891,302**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	96.93 %	97.48 %	10	96.45 %	58	53	
% of Funds Disbursed	91.11 %	91.62 %	11	87.93 %	65	55	
Leveraging Ratio for Rental Activities	7.73	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.95 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.51 %	80.81 %	6	70.15 %	84	73	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.17 %	93.22 %	9	80.67 %	84	74	
% of 0-30% AMI Renters to All Renters***	58.50 %	62.95 %	10	45.30 %	84	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.89 %	98.93 %	7	95.32 %	76	61	
Overall Ranking:			In State:	6 / 14	Nationally:	96 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,710	\$25,299		\$26,635	1,846 Units	73.30 %	
Homebuyer Unit	\$21,443	\$19,916		\$14,938	165 Units	6.60 %	
Homeowner-Rehab Unit	\$12,368	\$20,569		\$20,675	508 Units	20.20 %	
TBRA Unit	\$0	\$1,763		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$117,823	\$139,804	\$13,743
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	57.8	66.1	83.5	0.0	Single/Non-Elderly:	20.8	26.1	15.4	0.0
Black/African American:	15.6	13.3	5.9	0.0	Elderly:	20.3	4.8	34.4	0.0
Asian:	5.9	15.2	1.2	0.0	Related/Single Parent:	32.5	33.9	21.7	0.0
American Indian/Alaska Native:	1.0	0.6	1.4	0.0	Related/Two Parent:	19.7	31.5	25.2	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.4	0.0	Other:	6.3	3.6	1.6	0.0
American Indian/Alaska Native and White:	0.1	0.6	0.0	0.0					
Asian and White:	0.2	0.0	0.2	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	1.2	0.6	0.4	0.0					
Asian/Pacific Islander:	2.0	0.0	2.2	0.0					
ETHNICITY:									
Hispanic	15.7	3.6	4.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.3	27.9	33.3	0.0	Section 8:	23.2	0.0 [#]		
2 Persons:	24.9	17.6	24.8	0.0	HOME TBRA:	0.0			
3 Persons:	17.0	21.2	10.8	0.0	Other:	4.3			
4 Persons:	12.2	17.0	13.4	0.0	No Assistance:	72.5			
5 Persons:	5.9	9.1	10.4	0.0					
6 Persons:	2.3	3.6	3.5	0.0					
7 Persons:	0.9	1.8	2.2	0.0					
8 or more Persons:	0.4	1.8	1.6	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			14	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 96
 (Percentile)

State Rank: 6 / 14 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	83.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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